

***Board of Directors  
of the  
Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**February 17, 2022**

The Board of Directors conducted its regularly scheduled meeting both in the Administration Conference Room in the shopping center and via Zoom on Thursday, February 17, 2022 beginning at 2:00 PM. Attending were Board members John Andrews (via Zoom), George Earle, Karl Grentz, Boyd Mackleer, Kim Morton (via Zoom) and Jack Nilon (via Zoom). Absent and excused was John Myatt. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:03 PM by the President, Karl Grentz.

Ed initiated a discussion of preparation for the installation of the emergency spillway in Jefferson Village. A grouping of shrubs has been removed to allow Verizon to begin planning for relocation of its facilities currently in the path of the spillway. Rather than just lowering the vault, Sherry Kane is working with Verizon engineers to have the facilities moved sufficiently to be outside of the spillway. Ed related some concerns which have been expressed about related activities and the Board discussed how these concerns would be addressed. Survey crews are being scheduled to plot the area between the Jefferson Pond and the 11<sup>th</sup> green as well as the area around the basin between Ashton and Chatham to allow for a possible expansion of both facilities to provide additional stormwater storage in larger storm events. Finalizing the recreation area SWM improvements is also a priority because of the relocation of the bocce and shuffleboard facilities scheduled for late July. Ed also related some materials that insurance consultants are requesting about the SWM facilities. The engineer and the contractor continue to further develop plans for some of the other potential improvements

George Earle then discussed the status of the Community Center planning process. He anticipates plans will be available to send out for bidding purposes in the next week or so. A preliminary estimated bid has been submitted for planning purposes on the possible expanded parking lot. Another company is looking at this element as well. Ed is working to update his Vision Quest / CIF cashflow analysis using cost projections from the Projects Committee.

The Board then discussed some MA Committee matters.

1. Finance Committee: will meet next week with new members on board.
2. Technology – a question regarding fees for promotion of events services being paid to the Tech Committee is being taken up by the Document Review Committee along with other distribution of fees associated with outside commercial events held in HM facilities.
3. Security – Boyd discussed the reconstitution of the Security Committee and its planned initial meeting scheduled for next week.
4. Sports Committee – the concept of a developing a bike path from Hershey's Mill that could lead to a route through local neighborhoods to the Paoli Pike bike trails has been investigated, discussed with East Goshen Township officials and it appears to be on a backburner for the present time. The Board discussed a preliminary report from the HMSC about possibilities for future replacement of tennis court surfaces. The report provided no final recommendations but suggested an ad hoc study committee. After some discussion, the Board went on record by voting unanimously that Hydro-

Har-Tru will not be under consideration and the ad hoc committee when formed should look at other options.

5. The Board spent considerable time and energy discussing Board liaison assignments to the various Standing Committees of the Master Association.

Under Old Business - Mission and Vision Statements for the Master Association were reviewed but action was deferred to allow for further review and consideration.

Under New Business: the Board discussed its potential future leadership options under its expanded format without reaching any specific conclusions at this early stage.

After reviewing the monthly reports for Security, the monthly financials and Bus activities, the meeting adjourned at 4:30 PM.

Respectfully Submitted  
Ed McFalls